

MAY 21, 1985

Document #4610

TO: BOSTON REDEVELOPMENT AUTHORITY AND
STEPHEN COYLE, DIRECTOR

FROM: RICHARD P. GARVER, DEPUTY DIRECTOR AND
MARIA FARIA ACTING PROJECT COORDINATOR

SUBJECT: SOUTH END URBAN RENEWAL AREA,
PROJECT NO. MASS. R-56
TENTATIVE DESIGNATION OF REDEVELOPER OF RE-USE
PARCELS RR-82, SE-47, RR-67 AND SE-48/569
573 COLUMBUS AVENUE, 428-434 MASSACHUSETTS
AVENUE AND 426 MASSACHUSETTS AVENUE

SUMMARY: This memorandum requests that the Authority tentatively designate United South End/Lower Roxbury Development Corporation (UDC) of 32 Rutland Street, Boston as the Redeveloper of Re-use Parcels RR-82, SE-47 and SE-48 in the South End Urban Renewal Area.

On April 29, 1984, Parcels RR-67, RR-82, SE-47, SE-48, SE-1, SE-115 were advertised for sale and development. These parcels are located at 569-571 Columbus Avenue, 573 Columbus Avenue, 428-434 Massachusetts Avenue, 426-424-422 Massachusetts Avenue.

Our solicitation requested proposals which would develop the subject properties into affordable mixed-use development which is compatible with the surrounding community. Ten (10) preliminary proposals were received. Of the ten (10) proposals which were submitted, two were judged by the staff and the community groups to have met the community's needs. UDC's proposal addressed the retail and office components while a second submission, by Wellington Court Limited Partnership best addressed the affordable housing components.

UDC is a non-profit, South End based corporation formed in 1979 to participate in a wide-range of business and real estate development activities that create employment and housing opportunities for low and moderate income residents in the South End/Lower Roxbury Neighborhood Area. The most significant aspect of there proposal was the anticipated provision of retail and office spaces at a cost affordable within the range of existing rents in the project area. Also, the creation of construction and permanent employment will be beneficial to the neighborhood. This project has been strongly endorsed by numerous organizations, churches, and community leaders for the revitalization of this key corner on Columbus and Massachusetts Avenues in the South End. Funding for the project has been endorsed by Mayor Flynn.

After a review of both finalists' proposals with the respective developers, it has emerged that the best outcome of the solicitation would be to award the properties at the corner of Massachusetts Avenue and Columbus Avenue (426-34 Massachusetts Avenue and 569-573 Columbus Avenue) to UDC for commercial use. The high volume of traffic and the corner location make the buildings most suitable for the use. The balance of the site, referred to in a separate memorandum, would be developed by Wellington Court Limited Partnership. This resolution has been accepted by both parties.

The local neighborhood association has been informed of the decision and has raised no objection.

The present proposal, therefore, calls for UDC to renovate 426-34 Massachusetts Avenue and 569-573 Columbus Avenue as ground floor commercial space and office space in the upper floors. The proposed commercial spaces will be made available at below-market rents so as to create an opportunity for small and minority businesses to remain and to locate in the South End district. Furthermore, the continued occupancy of the two present commercial tenants will be guaranteed by UDC. Based on the market analysis by the Niles Appraisal and Consulting Company, Inc. of competitive rental rents for both the retail and office spaces, the company estimated that the commercial spaces have a strong demand in this neighborhood.

UDC has engaged the services of Greater Boston Community Development, Inc., Chia-Ming Sze Architect Inc. and Niles Company for the development of these four buildings. Each has the proven ability in its design, market analysis and management areas in order to make this project feasible.

The financing will be obtained from equity participation, LandBank and private lending institutions.

I, therefore, recommend that the Authority tentatively designate United South End/Lower Roxbury Development Corporation as redeveloper of the 569-573 Columbus Avenue and 426-434 Massachusetts Avenue properties in the South End Urban Renewal Area.

An appropriate resolution is attached.

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: TENTATIVE DESIGNATION OF REDEVELOPER
DISPOSITION PARCELS RR-82, SE-47 and SE-48
IN THE SOUTH END URBAN RENEWAL AREA
PROJECT NO. MASS. R-56

WHEREAS, the Boston Redevelopment Authority, (hereinafter referred to as the "Authority"), has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance in the hereinafter identified Project; and

WHEREAS, the Urban Renewal Plan for the South End Urban Renewal Area, Project No. Mass. R-56, (hereinafter referred to as the "Project Area"), has been duly reviewed and approved in full compliance with local, State and Federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with Federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion or national origin; and

WHEREAS, United South End/Lower Roxbury Development Corporation has expressed an interest in and has submitted a satisfactory proposal for the development of Disposition Parcels RR-82, SE-47 and SE-48 in the South End Urban Renewal Area; and

WHEREAS, the Authority is cognizant of Chapter 30, Sections 61 through 62H of the Massachusetts General Laws, as amended, with respect to minimizing and preventing damage to the environment:

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That United South End/Lower Roxbury Development Corporation be and hereby is tentatively designated as Redeveloper of Disposition Parcels RR-82, SE-47 and SE-48 in the South End Urban Renewal Area subject to:

- (a) Concurrence in the proposed disposal transaction by the Department of Housing and Urban Development;
- (b) Publication of all public disclosure and issuance of all approvals required by the Massachusetts General Laws and Title I of the Housing Acts of 1949, as amended;
- (c) Submission within ninety (90) days in a form satisfactory to the Authority of:
 - (i) Evidence of the availability of necessary equity funds, as needed; and

- (ii) Evidence of firm financial commitments from banks or other lending institutions; and
- (iii) Final Working Drawings and Specifications; and
- (iv) Proposed development and rental schedule.

2. That disposal of Parcels RR-82, SE-47 and SE-48 by negotiation is the appropriate method of making the land available for redevelopment.

3. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practicable feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.

4. That the developer be and hereby are authorized to petition the Board of Appeals for any zoning changes that may be necessary to complete the proposed development.

5. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure" (Federal Form H-6004).



REDEVELOPER'S STATEMENT FOR PUBLIC DISCLOSURE¹

A. REDEVELOPER AND LAND

1. a. Name of Redeveloper: United South End/Lower Roxbury Development Corporation [UDC]
 b. Address and ZIP Code of Redeveloper: 32 Rutland Street, Boston, Ma. 02118
 c. IRS Number of Redeveloper: 04-2679575

2. The land on which the Redeveloper proposes to enter into a contract for, or understanding with respect to, the purchase or lease of land from

Boston Redevelopment Authority

(Name of Local Public Agency)

in South End Urban Renewal Project Area - R-56

(Name of Urban Renewal or Redevelopment Project Area)

in the City of Boston, State of Massachusetts,
 is described as follows²

569--573 Columbus Avenue
 422--424 Massachusetts Avenue
 426--434 Massachusetts Avenue

3. If the Redeveloper is not an individual doing business under his own name, the Redeveloper has the status indicated below and is organized or operating under the laws of the Commonwealth of Massachusetts

☐ A corporation.

☒ A nonprofit or charitable institution or corporation.

☐ A partnership known as

☐ A business association or a joint venture known as

☐ A Federal, State, or local government or instrumentality thereof.

☐ Other (explain)

4. If the Redeveloper is not an individual or a government agency or instrumentality, give date of organization:
July, 1979

5. Names, addresses, title of position (if any), and nature and extent of the interest of the officers and principal members, shareholders, and investors of the Redeveloper, other than a government agency or instrumentality, are set forth as follows:

¹ If space on this form is inadequate for any requested information, it should be furnished on an attached page which is referred to under the appropriate numbered item on the form.

² Any convenient means of identifying the land (such as block and lot numbers or street boundaries) is sufficient. A description by metes and bounds or other technical description is acceptable, but not required.

- a. If the Redeveloper is a corporation, the officers, directors or trustees, and each stockholder owning more than 10% of any class of stock¹.
- b. If the Redeveloper is a nonprofit or charitable institution or corporation, the members who constitute the board of trustees or board of directors or similar governing body.
- c. If the Redeveloper is a partnership, each partner, whether a general or limited partner, and either the percent of interest or a description of the character and extent of interest.
- d. If the Redeveloper is a business association or a joint venture, each participant and either the percent of interest or a description of the character and extent of interest.
- e. If the Redeveloper is some other entity, the officers, the members of the governing body, and each person having an interest of more than 10%.

NAME, ADDRESS, AND ZIP CODE

POSITION TITLE (if any) AND PERCENT OF INTEREST OR
DESCRIPTION OF CHARACTER AND EXTENT OF INTEREST

a,b,d,e: Not applicable. UDC is a not-for-profit corporation.
See attached list of officers and directors.

6. Name, address, and nature and extent of interest of each person or entity (not named in response to Item 5) who has a beneficial interest in any of the shareholders or investors named in response to Item 5 which gives such person or entity more than a computed 10% interest in the Redeveloper (for example, more than 20% of the stock in a corporation which holds 50% of the stock of the Redeveloper; or more than 50% of the stock in a corporation which holds 20% of the stock of the Redeveloper);

NAME, ADDRESS, AND ZIP CODE

DESCRIPTION OF CHARACTER AND EXTENT OF INTEREST

Not applicable. UDC is a not-for-profit corporation.

7. Names (if not given above) of officers and directors or trustees of any corporation or firm listed under Item 5 or Item 6 above:

Not applicable.

B. RESIDENTIAL REDEVELOPMENT OR REHABILITATION

(The Redeveloper is to furnish the following information, but only if land is to be redeveloped or rehabilitated in whole or in part for residential purposes.)

¹ If a corporation is required to file periodic reports with the Federal Securities and Exchange Commission under Section 13 of the Securities Exchange Act of 1934, so state under this Item 5. In such case, the information referred to in this Item 5 and in Items 6 and 7 is not required to be furnished.

1. State the Redeveloper's estimates, exclusive of payment for the land, for:

- a. Total cost of any residential redevelopment. \$ See Above.
- b. Cost per dwelling unit of any residential redevelopment. \$
- c. Total cost of any residential rehabilitation \$
- d. Cost per dwelling unit of any residential rehabilitation \$

2. a. State the Redeveloper's estimate of the average monthly rental (if to be rented) or average sale price (if to be sold) for each type and size of dwelling unit involved in such redevelopment or rehabilitation:

<u>TYPE AND SIZE OF DWELLING UNIT</u>	<u>ESTIMATED AVERAGE MONTHLY RENTAL</u>	<u>ESTIMATED AVERAGE SALE PRICE</u>
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See above.

b. State the utilities and parking facilities, if any, included in the foregoing estimates of rentals:

See above.

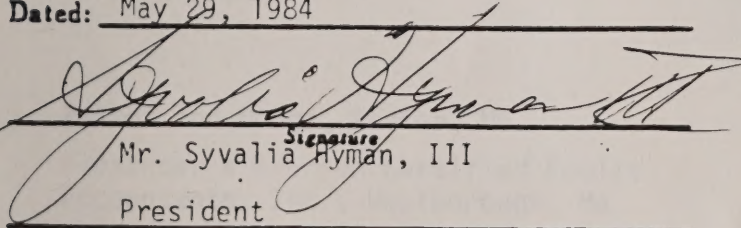
c. State equipment, such as refrigerators, washing machines, air conditioners, if any, included in the foregoing estimates of sales prices: See above.

CERTIFICATION

I (We)¹ United South End/Lower Roxbury Development Corporation [UDC]
certify that this Redeveloper's Statement for Public Disclosure is true and correct to the best of my (our) knowledge and belief.²

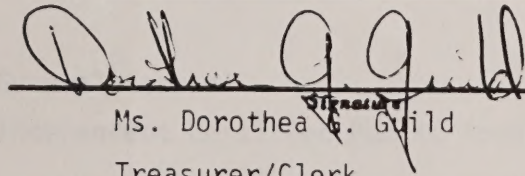
Dated: May 29, 1984

Dated: May 29, 1984


Signature
Mr. Syvalia Hyman, III

President

Title
United South End/Lower Roxbury Development Corporation [UDC]
32 Rutland Street, Boston, Ma 02118
Address and ZIP Code


Signature
Ms. Dorothea G. Guild

Treasurer/Clerk

Title
United South End/Lower Roxbury Development Corporation [UDC], 32 Rutland Street,
Boston, Ma 02118
Address and ZIP Code

¹ If the Redeveloper is an individual, this statement should be signed by such individual; if a partnership, by one of the partners; if a corporation or other entity, by one of its chief officers having knowledge of the facts required by this statement.

² Penalty for False Certification: Section 1001, Title 18, of the U.S. Code, provides a fine of not more than \$10,000 or imprisonment of not more than five years, or both, for knowingly and willfully making or using any false writing or document, knowing the same to contain any false, fictitious or fraudulent statement or entry in a matter within the jurisdiction of any Department of the United States.

Board of Directors

Alex Rodriguez
Chairman

Chairman, Commonwealth of Massachusetts
Commission Against Discrimination.
Social Planner/Administrator.
Neighborhood resident.

Sharoll Williams
Vice Chairwoman

Youth Program Director for a human
service organization.

Dorothea G. Guild
Treasurer/Clerk

Educator and Community Organizer.
Neighborhood resident.

Syvalia Hyman, III
President & Chief
Executive Officer

Manager, Planner.

Ruth Anthony

Technical Writer. Neighborhood resident.

Reverend Alberto Barretto

Clergyman, United Church of Christ.

Harry H. Dow

Retired attorney. Neighborhood resident
for more than 40 years.

James French

Counsellor with substance abuse treatment
organization. Neighborhood resident for
more than 40 years.

Jeanette Howard

Small businesswoman. Neighborhood resident.

Isaiah Owens

Local businessman. Neighborhood resident.

Staff

Syvalia Hyman, III

President & Chief Executive Officer

Michael Whelan

Assistant Development Manager

Kathleen MacDonald

Bookkeeper

Palmer and Dodge, Boston, Ma.

General Counsel

Alexander & Aronson Certified Public
Accountants, Inc., Westborough, Ma.

Independent Certified Public Accountants

Banks

Boston Bank of Commerce, Boston, Ma.

First National Bank of Boston, Boston, Ma.

